



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Cook Property

Proposal Address: 1860 140th Avenue SE

Proposal Description: Application for Preliminary Short Plat approval to subdivide an existing 1.34-acre (56,453 SF) parcel into 6 single-family lots.

File Number: 19-130607-LN

Applicant: Mike Walsh, Terrene Homes

Decisions Included: Preliminary Short Plat (Process II)

Planner: Mark C. Brennan, Associate Planner

**State Environmental Policy
Act Threshold
Determination:** Exempt

Department Decision: Approval with Conditions

By: Mark Brennan, Land Use Planner
Mark C. Brennan
Development Services Department

Application Date: November 27, 2019
Notice of Application: January 9, 2020
Minimum Comment Period: January 23, 2020
Decision Publication Date: May 14, 2020
Appeal Deadline: May 28, 2020

For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-6800 [TTY (425) 452-4636]. Appeal of the Decision must be made with the City Clerk by 5 PM on the date noted for appeal of the decision.

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Attachments:

Boundary & Topographic Survey
Preliminary Short Plat Map
Preliminary Civil Plans

I. DESCRIPTION OF PROPOSAL:

A. Description:

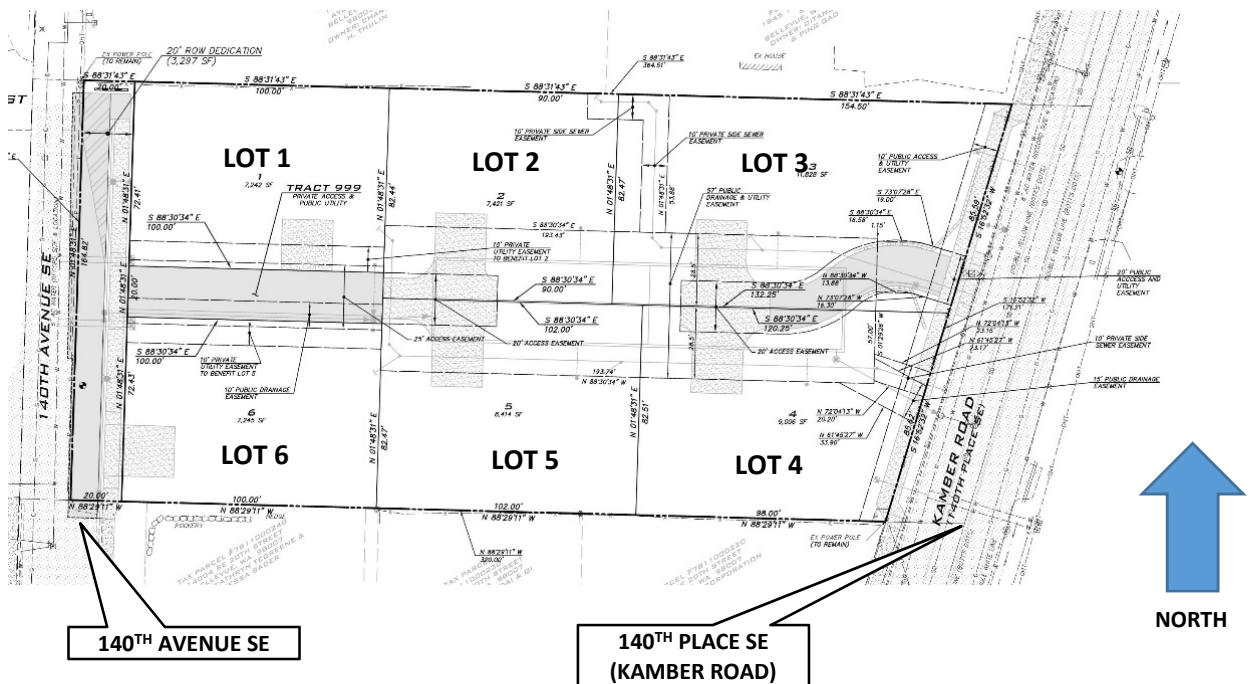
The applicant is proposing to short plat an existing 56,453 SF lot (approx. 1.34 acre) parcel (site) into 6 single-family lots. Of the existing (gross) site area, 3,297 SF will be dedicated to required street-frontage Right-of-Way (ROW) improvements and 2,000 SF will be placed in a private access & public utility easement, resulting in a net site of 51,156 SF that will be divided into the following lots:

- **Lot 1:** 7,242 SF -- accessed by shared access easement from 140th Avenue SE
- **Lot 2:** 7,421 SF -- accessed by shared access easement from 140th Avenue SE
- **Lot 3:** 11,828 SF -- accessed by a shared access easement from Kamber Road.
- **Lot 4:** 9,006 SF -- accessed by a shared access easement from Kamber Road.
- **Lot 5:** 8,414 SF -- accessed by shared access easement from 140th Avenue SE
- **Lot 6:** 7,245 SF -- accessed by shared access easement from 140th Avenue SE

The site contains an existing single-family dwelling and cabin, both of which will be demolished. The subject site is located in the R-5 land use district and is within the Southeast Bellevue Subarea.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property contains 54 significant trees with a combined total of 844 diameter inches. A minimum of 30% (253) of existing diameter inches must be retained. The applicant proposes to retain 18 trees with a combined total of 274 diameter inches, or 32% of the existing significant trees on the site.

Preliminary Short Plat Proposal



B. Review Process/Time Limitation:

Preliminary Short Plat review (LN Permit) is governed by Land Use Code (LUC) 20.45B. The LN is a Process II decision. Process II is an administrative process. An appeal of any Process II decision is heard and decided upon by the City of Bellevue Hearing Examiner.

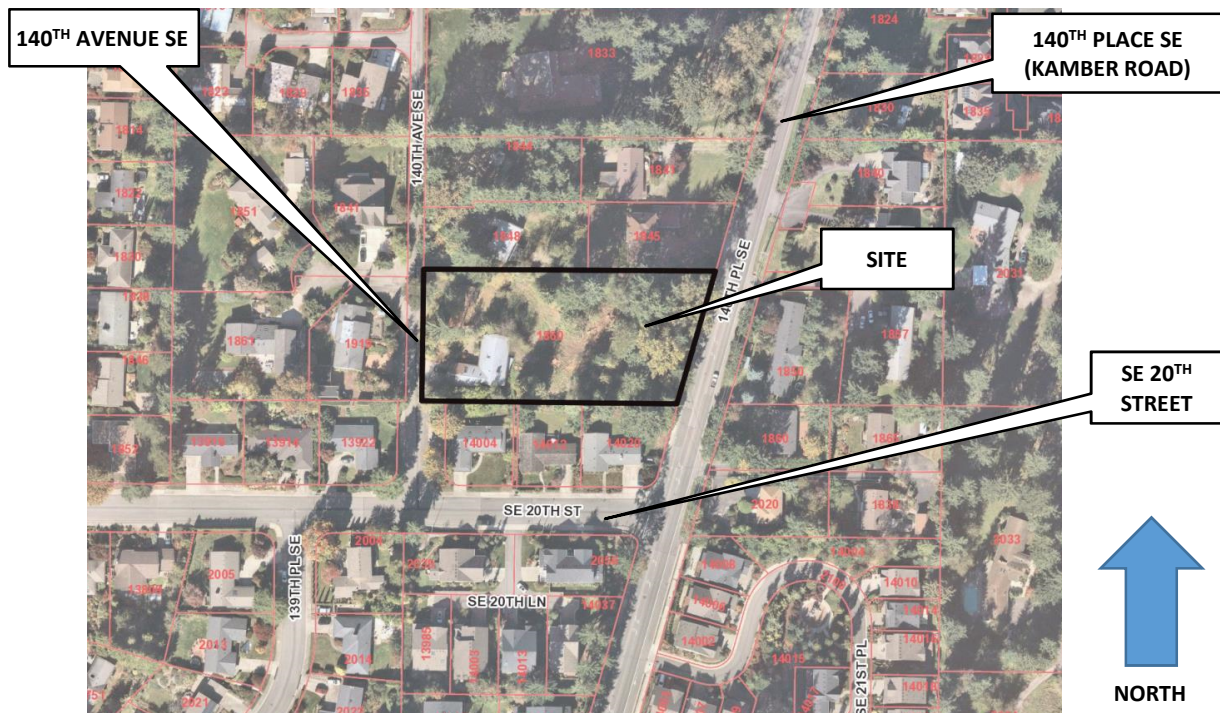
This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the date of this approval or an extension is requested in writing. Refer to Condition of Approval regarding Time Limitation in Section IX of this report.

II. SITE DESCRIPTION AND ZONING:

A. Site Description:

The subject property is in an R-5 single-family district and has a Comprehensive Plan designation of Single-Family High. The site is located in an existing single-family neighborhood. Single-family residences abut the site to the north, and south. To the east, the site has frontage along 140th Place SE (Kamber Road) while to the west the site has frontage on 140th Avenue SE.

Site Context

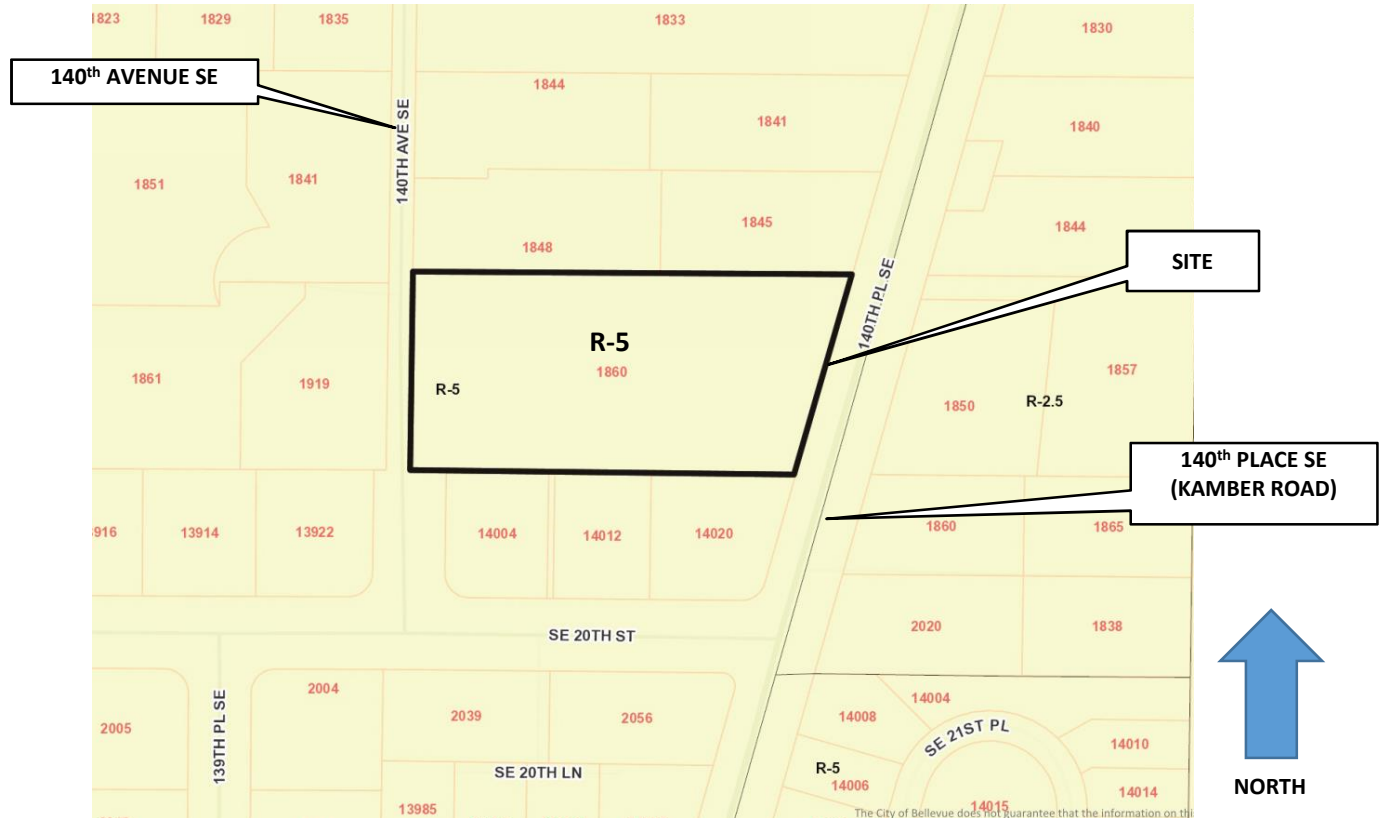


The site's topography slopes gradually from west to east, with its highest elevation of 324 ft at the northwest corner along 140th Avenue SE to an elevation of 298 ft along its east boundary line along Kamber Road, roughly 350 ft. away, resulting in a 7% slope.

B. Zoning:

The six lots proposed with this short plat application are permitted within the R-5 land use district. Refer to the table in Section III.B below for the proposal's conformance to dimensional requirements.

Site Zoning Map



III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

A. Consistency with Land Use Code Dimensional Requirements (LUC 20.20.010)

<u>BASIC INFORMATION</u>		
Zoning District	R-5 Single Family Land Use District Southeast Bellevue Subarea Comprehensive Plan Designation: Single-Family High	
Gross Site Area	56,453 (SF) - approx. 1.34 acre	
ITEM	REQ'D/ALLOWED	PROPOSED
Minimum Lot Area	7,200 SF	Meets requirement. Lot 1: 7,242 SF Lot 2: 7,421 SF Lot 3: 11,838 SF Lot 4: 9,006 SF Lot 5: 8,414 SF

		Lot 6: 7,245 SF
Minimum Lot Width	60 Feet	Meets requirement. Lot 1: 72 ft. Lot 2: 82 ft. Lot 3: 82 ft. Lot 4: 83 ft. Lot 5: 83 ft. Lot 6: 72 ft.
Minimum Lot Depth	80 Feet	Meets requirement. Lot 1: 100 ft. Lot 2: 90 ft. Lot 3: 120 ft. Lot 4: 98 ft. Lot 5: 90 ft Lot 6: 100 ft
Building Setbacks Front Yard (F) Rear Yard (R) Min. Side Yard (S) 2 Side Yards (S)	20 Feet 20 Feet 5 Feet 15 Feet	Meets requirement. Lot 1: (F)20 ft, (R)20 ft., (S)5 ft./10 ft.: 15 ft. Lot 2: (F)20 ft, (R)20 ft., (S)5 ft./10 ft.: 15 ft. Lot 3: (F)20 ft, (R)20 ft., (S)5 ft./10 ft.: 15 ft. Lot 4: (F)20 ft, (R)20 ft., (S)5 ft./10 ft.: 15 ft. Lot 5: (F)20 ft, (R)20 ft., (S)5 ft./10 ft.: 15 ft. Lot 6: (F)20 ft, (R)20 ft., (S)5 ft./10 ft.: 15 ft.
Access Easements	Min. 10 feet from any access easement (Footnote 17)	Will be reviewed under each future single-family building permits (BS permits) for each lot.
Lot Coverage:	40% maximum Lot 1: 7,242 SF x .4 = 2,897 SF Lot 2: 7,421 SF x .4 = 2,968 SF Lot 3: 11,828 SF x .4= 4,731 SF Lot 4: 9,006 SF x .4 = 3,602 SF Lot 5: 8,414 SF x .4 = 3,366 SF Lot 6: 7,245 SF x .4 = 2,898 SF	Lot coverage by structure to be reviewed under future single-family building permits (BS permits) for each lot.

Impervious Surface	55% maximum Lot 1: 7,242 SF x .55 = 3,983 SF Lot 2: 7,421 SF x .55 = 4,082 SF Lot 3: 11,838 SF x .55 = 6,505 SF Lot 4: 9,006 SF x .55 = 4,953 SF Lot 5: 8,414 SF x .55 = 4,628 SF Lot 6: 7,245 SF x .55 = 3,985 SF	Impervious surface to be reviewed under future single-family building permits (BS permits) for each lot.
Floor Area Ratio (FAR)	Lot area x .5 maximum Lot 1: 7,242 SF x .5 = 3,621 SF Lot 2: 7,421 SF x .5 = 3,711 SF Lot 3: 11,838 SF x .5 = 5,914 SF Lot 4: 9,006 SF x .5 = 4,503 SF Lot 5: 8,414 SF x .5 = 4,207 SF Lot 6: 7,245 SF x .5 = 3,623 SF	FAR to be reviewed under future single-family building permits (BS permits) for each lot.
Front-Yard Greenscape	Front yard area x .5 minimum Lot 1: 20 ft. x 72 ft x .5 = 720 SF Lot 2: 20 ft. x 82 ft. x .5 = 820 SF Lot 3: 20 ft. x 86 ft. x .5 = 860 SF Lot 4: 20 ft. x 86 ft. x .5 = 860 SF Lot 5: 20 ft. x 83 ft. x .5 = 830 SF Lot 6: 20 ft. x 72 ft x .5 = 720 SF	Front-yard Greenscape to be reviewed under future single-family building permits (BS permits) for each lot.

B. Tree Retention (LUC 20.20.900)

The retention of at least 30% of the existing diameter inches of significant trees on site is required. In order to meet this 30% minimum retention requirement, the project must retain a

minimum of 253.2 diameter inches of the total 844 diameter inches of existing trees on site. The applicant proposes to retain a total of 274 diameter inches, or 32% of the diameter inches of all significant trees on site. This satisfies the minimum tree retention requirement.

All retained trees shall be protected from adverse impacts during construction including, but not limited to, the provision of tree protection fencing. No excavation or clearing should be performed within the drip lines of retained trees except as specifically approved on the construction permit plans and is required, this work shall be done by hand.

The final short plat shall include a Tree Preservation plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained, along with a tree preservation note. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA):

There are no critical areas within the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

V. PUBLIC COMMENT:

The City initially notified the public of this proposal on January 9, 2020 with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal. There are no parties of record.

VI. SUMMARY OF TECHNICAL REVIEWS:

A. Transportation Review

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit.

Prior to final short plat approval, the developer must complete all transportation improvements at the developer's expense (BCC 14.60.110); or provided that all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device.

Under BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance. **Refer to Condition of Approval regarding Engineering Plans in Section IX of this report.**

Site Access

The proposed six lot short plat is comprised of an existing lot between 140th Avenue SE and 140th Place SE (Kamber Road) north of SE 20th Street, which has one existing single-family home taking access from 140th Avenue SE via a single-family driveway. 140th Place SE (Kamber Road) is a three-lane public road classified as a collector arterial, and 140th Avenue is a public two-lane road classified as a local street. Access for lots 1, 2, and 5 will be via a new private road off of 140th Avenue SE. Access for lots 3 and 4 will be via a new joint use driveway off of 140th Place SE (Kamber Road). Access for lot 6 will be via a new single-family driveway off of 140th Avenue SE. No other access connection to city right-of-way is authorized. The joint use driveway must be a minimum of 16 feet wide and be built per the Transportation Design Manual Standard Drawings. The private road off of 140th Avenue SE must be reconstructed to be 20 feet wide and be built per Transportation Design Manual Standard Drawings.

Street names and site addresses will be determined by the City's Parcel and Address Coordinator.

Street Frontage Improvements

The Cook short plat is located between 140th Avenue SE and 140th Place SE (Kamber Road) north of SE 20th Street. The lot is bordered by single family lots to the north and south, and public streets on the east and west. There is currently a 6-foot-wide sidewalk along the 140th Place SE (Kamber Road) frontage, and vegetation with gravel shoulder along the 140th Avenue SE frontage. The west side of the lot currently encroaches into the 140th Avenue SE. 140th Avenue SE reduces from 28 feet to 20 feet in this area. Frontage improvements will be required along 140th Avenue SE and 140th Place SE (Kamber Road). The pavement on 140th Avenue SE is required to be widened to 28 feet, and 20 feet of Right-of-Way dedication or dedication to the back of the new sidewalk is required to accommodate the widened public road and improvements.

Frontage improvements and private road improvements will be required, and shall include:

140th Place SE (Kamber Road):

- Install new 8-foot-wide concrete sidewalk, 5-foot-wide planter, and new curb and gutter along the project frontage.
- Provide a public sidewalk and utilities easement to the back of the new sidewalk for any portion of the sidewalk that encroached on to private property.
- Install a minimum 16-foot-wide joint use driveway approach and joint use driveway per Bellevue Transportation Design Manual Standards.
- Street lighting along the frontage must meet Bellevue standards. A photometric street lighting analysis will be required to show that minimum lighting levels are met.
- All overhead utilities into the plat must be undergrounded.

140th Avenue SE:

- Dedicate a Right-of-Way width of 20 feet or to the back of the new public sidewalk on the east side of 140th Avenue SE.
- Widen the pavement by 8 feet to provide a pavement width of 28 feet.

- Install new 6-foot-wide concrete sidewalk with curb and gutter along the project frontage.
- Provide an ADA compliant transition from the sidewalk to the pavement.
- Install a minimum 20-foot-wide private driveway approach and private road per Bellevue Transportation Design Manual Standards.
- Install a minimum 10-foot-wide single-family driveway approach and driveway per Bellevue Transportation Design Manual Standards.
- Install street taper channelization where the pavement widening ends.
- Install signs to signify the end of the widened pavement.
- All overhead utilities into the plat must be undergrounded.

Refer to Condition of Approval regarding Infrastructure Improvements in Section IX of this report.

Use of the Right of Way

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. **Refer to Conditions of Approval regarding Off-Street Parking and Right-of-Way Use Permit in Section IX of this report.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it.

Near the development site, 140th Place SE (Kamber Road) is classified as "Grind/Overlay Required". Should street cuts prove unavoidable or if the street surface is damaged in the construction process, a half-street or full-street (depending on the extent of street cuts or damage) grind and overlay will be required for a minimum of 50 feet per standard drawing RC-200-1.

Near the development site, 140th Avenue SE is classified as "Standard Trench Restoration". Any street cuts will require trench restoration per standard drawing RC-190-1.

Refer to Conditions of Approval regarding Right-of-Way Use Permit and Pavement Restoration in Section IX of this report.

Sight Distance

The access design shall meet the sight distance requirements of BCC 14.60.240. Vegetation shall be trimmed as needed within the sight triangle. **Refer to Condition of Approval regarding Sight Distance in Section IX of this report.**

Transportation Impacts and Mitigation

City staff has analyzed the potential short-term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Due to the minimal number of new p.m. peak hour trips to be generated by the Cook Short Plat, traffic impacts from this development will be minor in nature. Therefore, no additional mitigation is required other than payment of the transportation impact fee and the project site improvements.

B. Clear and Grade Review

A Clearing and Grading Permit is required for the infrastructure development per BCC 23.76.035. The permit application must be in accordance with the Clearing and Grading Code, as outlined in the submittal requirements and the Clearing and Grading Development Standards, which is available on the City of Bellevue website at: <https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

Refer to Conditions of Approval regarding Construction Stormwater Pollution Prevention Plan, Erosion and Sedimentation Control – Minimum Requirements 2, Tree Protection, Clearing and Grading Limits, Construction Sequence, Rainy Season Restrictions, Turbidity Monitoring Plan, Rockery Requirements, Post-Construction Soils, Abatement Security and Ecology’s Notice of Intent in Section IX of this report.

C. Utilities Review

Surface Water

The project will be required to mitigate for minimum requirements 1-9 from the Department of Ecology. The applicant has proposed to use a combination detention/wet vault to address water quality and flow control requirements. Ultimately a connection to the public storm system in 140th PI SE is proposed. A Utility Developer’s Extension Agreement will be required for construction of the vault. Private drainage easement will be required across the lots. Minimum easement width shall be outside vault dimension plus 15 feet, rounded to the nearest whole foot, but not less than 20 feet in width. Finished grade at an adjacent structure foundation to the bottom edge of the vault or the bottom of the excavation at the outside diameter for tanks must be outside the 1:1 plane.

Water

The water supply for this project will connect to City of Bellevue owned water main located on 140th Ave SE and 140th PI SE. Individual service lines will provide meters to the edge of ROW, with private water easements required between the meters and homes.

Sewer

Sewer service will be provided by two 6” side sewers from the main on 140th PI SE. Private sewer easement will be required across the lots. A 6” stub will be provided for the benefit of parcel 8838900117 to the north. **Refer to Condition of Approval regarding Utilities Conceptual Approval in Section IX of this report.**

D. Fire Department Review

The Bellevue Fire Department has no comments or concerns with this project at this phase

based on the currently adopted International Fire Code as amended by the State of Washington and the City of Bellevue. **Refer to Conditions of Approval regarding Concrete Slabs or Utility Vault Covers and Access Roads in Section IX of this report.**

VII. DECISION CRITERIA:

Land Use Code 20.45B.130.A Decision Criteria for a Preliminary Short Plat: ***The Director may approve or approve with modifications an application for a Preliminary Short Plat if:***

1. ***The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.***

Finding: City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development. Each lot will have access to a public right-of-way ROW by shared access easements as described in Section I of this report.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Conditions of Approval regarding Noise - Construction Hours and Engineering Plans in Section IX of this report.**

2. ***The public interest is served by the short subdivision.***

Finding: The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

3. ***The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.***

Finding: The preliminary short plat considers the physical characteristics of the site by establishing tree retention which is consistent with the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

4. ***The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.***

Finding: As conditioned, the proposal complies with the Land Use Code requirements for the R-5 land use district, the Utility Codes and the City of Bellevue Development Standards. Refer to Section III.B of this report for compliance with all applicable dimensional requirements.

5. ***The proposal is in accord with the Comprehensive Plan (BCC Title 21).***

Finding: The site is located within the Southeast Bellevue Subarea. The Comprehensive Plan specifies Single-Family High-Density development for this property, which is consistent with the R-5 land use designation. In addition, the proposal complies with applicable Comprehensive Plan policies for this subarea and City-wide policies, including the following:

a. City-wide policies:

i. Policy HO-3:

Finding: The proposed short plat will meet the Neighborhood Quality goal (Housing Element) by providing compatible housing (single-family in single-family district).

ii. Policy LU-5:

Finding: The proposed short plat will provide housing for Bellevue's share of the regionally adopted demand forecasts for residential uses for the next 20 years.

iii. Policy LU-13:

Finding: The proposed short plat will provide six lots for the development of a single-family dwelling. Single-family uses are, by use type, compatible with surrounding neighborhoods and therefore maintain the character and appearance of the neighborhood. Also, by providing the preservation of healthy significant existing trees on-site, the proposal will help maintain the vegetated character in the neighborhood.

b. Southeast Bellevue Subarea policies:

Policy S-SE-1: Strictly enforce the Land Use Code, Building Codes, Fire Code, and other regulations and standards related to development and use of property.

Finding: The proposed short plat will meet all applicable requirements and standards in the Land Use Code.

6. Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.

Finding: As conditioned, each lot in the proposal can be developed to current R-5 dimensional standards without requiring a variance. Refer to Section III of this report. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding Variance Restriction in Section IX of this report.**

7. All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.

Finding: The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding Utilities Conceptual Approval, Engineering Plans, Infrastructure Improvements, Access Design and Maintenance and Pavement Restoration in Section IX of this report.**

VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE WITH CONDITIONS** this Preliminary Short Plat application

IX. CONDITIONS OF APPROVAL:

The following Conditions are imposed under the authority referenced:

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Glen Albright, (425) 452-4112
Land Use Code – BCC Title 20	Mark C. Brennan, (425) 452-2973
Noise Control – BCC 9.18	Mark C. Brennan, (425) 452-2973
Transportation Develop. Code – BCC 14.60	Ian Nisbet, (425) 452-4574
Right-of-Way Use Code 14.30	Ian Nisbet, (425) 452-4574
Utility Code – BCC Title 24	Jeremy Rosenlund, (425) 452-4853

A. GENERAL CONDITIONS:

1. CONCRETE SLABS OR UTILITY VAULT LOADING:

Concrete slabs or utility vaults that are subject to fire truck or semi-trailer loading must be designed for additional loading as prescribed below. This may also include the condition of a fire truck setting down stabilizer outriggers to extend a ladder. The project design team should first contact the Bellevue Fire Department at 425-452-4122 to determine whether the required fire truck access area may be restricted and whether the outrigger load is applicable.

Design Loading; Such a concrete slab must be designed for the following live loads;

- HS20 loading required under the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) publication entitled “Standard Specifications for Highway Bridges”
- Point load of 45,000 lbs. due to the maximum reaction which may occur at a stabilizer outrigger. This load must be applied on an 18x18-inch area (2.25 sf) and also applied as an unfactored load on a 10x14-inch area (1.0 sf). The live load conditions given above are to be applied independent of each other, but in combination with other loads as required by AASHTO and the IBC. Each load must be increased by any factors required by AASHTO or the IBC unless specifically excepted.

AUTHORITY: International Fire Code (IFC)
REVIEWER: Glen Albright, Fire Review

2. ACCESS ROADS:

Access roads serving not more than two Group R-3 or U occupancies shall have an unobstructed width of not less than 16 feet. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus. be in accordance with the City of Bellevue Transportation Department Design Standards and Manual. Access roads, including public and private roads and driveways shall comply with the following:

- The grade of access for non-sprinklered properties shall not exceed 12%.
- The grade of access for sprinklered properties shall not exceed 15%.
- All grades of access in excess of 15% require approval by the fire department.

AUTHORITY: IFC 503

REVIEWER: Glen Albright, Fire Review

3. UTILITIES CONCEPTUAL APPROVAL

Utility Department approval of the short plat application is based on the final conceptual design submitted with this application. Final utility design and construction approval is not given under this permit. Small changes to the site layout may be required to accommodate the utilities after utility engineering is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Separate water UC and sewer UA permits will be required with the building permits. Drainage for each lot will be reviewed and approved under the building permit for each lot. All connection charges will be due at time of Utility permit issuance. Utility easements will be required and recorded on the face of the final short plat.

AUTHORITY: BCC 24.02, 24.04, 24.06

REVIEWER: Jeremy Rosenlund, Utilities Department

4. VARIANCE RESTRICTION

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Mark C. Brennan, Land Use

5. NOISE – CONSTRUCTION HOURS

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to DSD, work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Mark C. Brennan, Land Use

6. TIME LIMITATION

This Preliminary Short Plat approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of the Preliminary Short Plat approval unless the applicant has requested in writing and has received an extension for the Preliminary Short Plat pursuant to Land Use Code Section 20.45B.160.

AUTHORITY: Land Use Code 20.45B.150 and 160
REVIEWER: Mark C. Brennan, Land Use

B. CONDITIONS PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:

7. TREE PROTECTION

To mitigate adverse impacts during construction to trees to be retained, the applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the driplines) prior to initiation of any clearing and grading.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.

AUTHORITY: Bellevue City Code 23.76.060
REVIEWER: Mark C. Brennan, Land Use

8. RIGHT OF WAY USE PERMIT

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.
- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevents access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

9. OFF-STREET PARKING

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit.

AUTHORITY: Bellevue City Code 14.30
REVIEWER: Tim Stever, (425) 452-4294

10. ENGINEERING PLANS

A street lighting plan, channelization plan, and site (civil engineering) plan produced by a qualified engineer must be approved by the City prior to clear and grading permit approval. The design of all street frontage improvements must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, and the provisions of the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the private road or shared driveway, the connection to 140th Place SE (Kamber Road) and 140th Avenue SE, pavement restoration in 140th Place SE (Kamber Road) and 140th Avenue SE,, mailbox location, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Specific requirements are detailed below:

a) Site Specific Items:

140th Place SE (Kamber Road):

- Install new 8-foot-wide concrete sidewalk, 5-foot-wide planter, and new curb and gutter along the project frontage.
- Provide a public sidewalk and utilities easement to the back of the new sidewalk for any portion of the sidewalk that encroached on to private property.
- Install a minimum 16-foot-wide joint use driveway approach and joint use driveway per Bellevue Transportation Design Manual Standards.
- Street lighting along the frontage must meet Bellevue standards. A photometric street lighting analysis will be required to show that minimum lighting levels are met.
- All overhead utilities into the plat must be undergrounded.

140th Avenue SE:

- Dedicate a Right-of-Way width of 20 feet or to the back of the new public sidewalk on the east side of 140th Avenue SE.
- Widen the pavement by 8 feet to provide a pavement width of 28 feet.
- Install new 6-foot-wide concrete sidewalk with curb and gutter along the project frontage.
- Provide an ADA compliant transition from the sidewalk to the pavement.
- Install a minimum 20-foot-wide private driveway approach and private road per

Bellevue Transportation Design Manual Standards.

- Install a minimum 10-foot-wide single-family driveway approach and driveway per Bellevue Transportation Design Manual Standards.
- Install street taper channelization where the pavement widening ends.
- Install signs to signify the end of the widened pavement.
- All overhead utilities into the plat must be undergrounded.

b) Miscellaneous:

- Landings on sloping approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of sidewalks. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.
- The maximum cross grade of a street at the street end shall be 8%.
- Vehicle and pedestrian sight distance must be provided per BCC 14.60.240 and 14.60.241.

Construction of all street and street frontage improvements must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual;
and Transportation Department Design Manual Standard Drawings;
Americans with Disabilities Act.
REVIEWER: Ian Nisbet, (425) 452-4851

11. SIGHT DISTANCE

The proposed driveway access onto 140th Place SE (Kamber Road) and 140th Avenue SE shall meet the City of Bellevue's minimum sight distance requirements. If necessary to meet the sight distance requirements of BCC 14.60.240 and standard drawing RL-100-1 and RL-120-1, existing vegetation near the access point on 140th Place SE (Kamber Road) and 140th Avenue SE must be trimmed. Ground vegetation within the sight triangle must be trimmed to no more than 2.5 feet above a line drawn from pavement level to pavement level. Trees within the sight triangle must be limbed up to a height of 7.5 feet above a line drawn from pavement level to pavement level. A description of any required vegetation trimming must be shown on a sheet of the clearing and grading plan set

AUTHORITY: Bellevue City Code 14.60.240
REVIEWER: Ian Nisbet, (425) 452-4851

12. PAVEMENT RESTORATION

The city's pavement manager has determined that this segment of 140th Place SE (Kamber Road) will require grind and overlay trench restoration and 140th Avenue SE will require standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawings RC-190-1 through RC-220-1. Exact copies of the appropriate trench restoration drawings must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 23
REVIEWER: Tim Stever, (425) 452-4294

13. CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

A site specific CSWPPP is required for the clearing and grading permit application. It must include a narrative, drawings, and a turbidity and pH monitoring plan. The forms can be found here:

<https://development.bellevuewa.gov/codes-and-guidelines/clearing-grading-codes-and-guidelines/>

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

14. EROSION AND SEDIMENTATION CONTROL – MINIMUM REQUIREMENTS 2

Clearing and Grading and erosion and sedimentation control (ESC) drawings are required for each permit application. They have to show how the construction stormwater will be collected, treated and disposed of.

AUTHORITY: Clearing & Grading Code 23.76.090 and Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

15. TREE PROTECTION

Significant trees that are scheduled for retention must be protected during construction. Trees located outside of the areas needed to be cleared for the shared infrastructure construction would not be allowed to be removed under the clearing and grading permit

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

16. CLEARING AND GRADING LIMITS

Clearing & Grading limits must be presented in the clearing & grading permit application. The limits should encompass the entire project phase (including utilities and frontage improvements)

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

17. CONSTRUCTION SEQUENCE

A project specific construction sequence is required on the ESC drawing. The sequence should include all erosion control and construction milestone

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

18. RAINY SEASON RESTRICTIONS

The project site is subject to rainy season restrictions. Specific approval from the Development Services Department is required to begin or continue clearing & grading activities during the rainy season (Oct.1 through Apr. 30)

AUTHORITY: Clearing & Grading Code 23.76.093
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

19. TURBIDITY MONITORING PLAN

Turbidity and pH monitoring may be required for this project

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

20. ROCKERY REQUIREMENTS

Rockeries or modular block walls that exceed 48" in height (as measured from the bottom of the base rock to the top) must be designed by a licensed geotechnical engineer. The design and calculations must be submitted to the Clearing & Grading reviewer during review of the Clearing & Grading Permit. Rockeries that exceed 30" in VISIBLE height are considered a structure according to the Land Use Code and are not permitted within structure setbacks.

AUTHORITY:: Clearing & Grading Code 23.76.085 & 086
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

21. POST CONSTRUCTION SOILS

For sites that must comply with Minimum Requirement #5, as set forth in BCC 24.06.065, all soils in disturbed areas that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope must be amended with organic matter. Amended soils must meet the specifications of BMP T5.13, as a part of permanent site stabilization.

AUTHORITY: Clearing & Grading Development Standards
REVIEWER: Savina Uzunow, Development Services Department, Clearing & Grading Section

22. ABATEMENT SECURITY

Abatement security device is required for any project that involve more than 5,000 square feet of clearing and/or more than 50 cubic yards of excavation and/or fill. The amount of the security will be determined based upon an estimated construction cost for erosion and sedimentation control measures. Currently, the acceptable forms for abatement security device include assignment of savings and bond. The abatement security device must be established and an original of the signed forms must be submitted to the clearing and grading reviewer before the permit can be issued.

AUTHORITY: Clearing & Grading Code 23.76.140
REVIEWER: Savina Uzunow, Development Services Department, Clearing Grading Section.

23. ECOLOGY'S NOTICE OF INTENT

If the clearing area associated with this project exceeds one acre or is part of a larger project that will exceed one acre of clearing, Washington State Department of Ecology requires a Notice of Intent to be filed with the agency. The Storm Water Pollution Prevention Plan (SWPPP) prepared for the coverage permit must be submitted to the City of Bellevue for review and approval.

AUTHORITY: Clearing & Grading Code 23.76.140
REVIEWER: Savina Uzunow, Development Services Department, Clearing Grading Section

C. PRIOR TO FINAL SHORT PLAT APPROVAL:

24. ACCESS DESIGN AND MAINTENANCE

The final Subdivision map must include a note that specifies that the owners of lots served by the private road and joint use driveway are jointly responsible for maintenance and repair of the private road and joint use driveway. Also, the final Subdivision map must include a note that specifies that the private road and joint use driveway will remain open at all times for emergency and public service vehicles and shall not be gated or obstructed.

AUTHORITY: BCC 14.60.130
REVIEWER: Ian Nisbet, (425) 452-4851

25. INFRASTRUCTURE IMPROVEMENTS

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be completed prior to approval of the final short plat. If all the requirements of BCC 14.60.260 are met, the director may accept an acceptable financial assurance device equivalent to 150% of the cost of the unfinished improvements. Installation of improvements that would negatively affect safety if left

unfinished may not be delayed through use of a financial assurance device. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

AUTHORITY: Bellevue City Code 14.60.100, 110, 130, 150, 170, 190, 210, 240, 241, 260, Transportation Department Design Manual Sections 3, 4, 5, 7, 11, 14, 19

REVIEWER: Ian Nisbet, (425) 452-485

26. TREE RETENTION

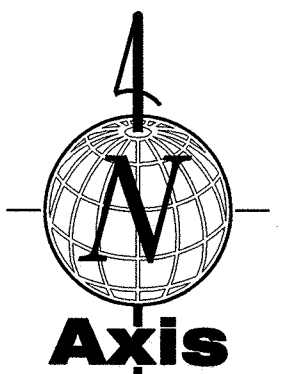
The final short plat shall portray a minimum of 30% (253.2 diameter inches of existing significant trees to remain). A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the final short plat mylar (recorded with King County). This Tree Preservation Plan must also contain the following note:

“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting, or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms, and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”

During future construction, the dripline of the trees to be saved shall be fenced to prevent clearing & grading activities within the dripline area.

AUTHORITY: Land Use Code 20.20.900.D

REVIEWER: Mark C. Brennan, Land Use



GRAPHIC SCALE

20 10 0 20 40
1" = 20'

BASIS OF BEARINGS

BASIS OF BEARINGS N88°09'04"W BETWEEN THE FOUND MONUMENTS CITY OF BELLEVUE SURVEY CONTROL POINTS #0120 AND #0119

HORIZONTAL DATUM

NAD '83/11

VERTICAL DATUM

NAVD '88 PER GPS HxGN SMARTNET AS VERIFIED TO CITY OF BELLEVUE CONTROL POINT NO.547

BENCHMARKS

ORIGINATING BENCHMARK: CITY OF BELLEVUE BENCHMARK NO. 547, A FOUND TACK IN 4X4 CONC MONUMENT IN CASE AT THE INTERSECTION OF SE 20TH ST & 139TH PL SE ELEVATION: 313.94'

TEMPORARY BENCHMARK:

TBM 'A' GOLDSMITH SURVEY CONTROL REBAR AND CAP 27 FEET SOUTH OF A 7 FOOT WOOD FENCE RUNNING ALONG THE NORTH PROPERTY LINE AND 60 FEET EAST OF THE NORTHEAST HOUSE CORNER ELEVATION: 312.53'

TBM 'B' GOLDSMITH SURVEY CONTROL MAG NAIL WITH TAG IN ASPHALT 2.2 FEET WEST OF THE WEST EDGE OF CONCRETE DRIVEWAY, 9.0 FEET SOUTH OF THE NORTH EDGE OF DRIVEWAY AND 12 FEET SOUTHWEST OF A YARD LIGHT ELEVATION: 320.39'

LEGAL DESCRIPTION

THAT PORTION OF TRACT 24 OF UPPER & RENICK'S BELT-LINE ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS AT PAGE 94, IN KING COUNTY, WASHINGTON, LYING WEST OF COUNTY ROAD NO. 1002.

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE ALTA COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-955955-WA1, DATED APRIL 5, 2019, AT 8:00 A.M..

PARCEL DATA

AREA: 56,453.4± SQ. FT.

EQUIPMENT NOTES

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA GS14 GPS/GNSS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

NOTES

THIS SURVEY DISCLOSES FACTORS OF RECORD AND ON THE GROUND AFFECTING THE SUBJECT PROPERTY BOUNDARY, BUT IT DOES NOT PURPORT TO LEGALLY RESOLVE RELATED PROPERTY LINE DISPUTES. WHERE AMBIGUITIES ARE NOTED, AXIS RECOMMENDS THAT THE OWNER CONSULT WITH LEGAL COUNSEL TO DETERMINE HOW BEST TO INTERPRET THEIR PROPERTY RIGHTS AND ADDRESS ANY POTENTIAL PROPERTY LINE DISPUTES.

UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ASBUILT FIELD LOCATION OF EXISTING STRUCTURES. FIELD LOCATION OF UTILITIES BASED ON LOCATOR PAINT MARKINGS AND LOCATIONS BASED ON UTILITY MAPS FROM CITY AND UTILITY DRAWINGS INDICATING REPORTED UTILITY INSTALLATIONS. OTHER UTILITIES MAY EXIST. NO SUB-SURFACE EXPLORATION WAS MADE TO VERIFY UTILITY ROUTINGS AND THE ROUTING OF ALL BURIED UTILITIES SHOULD BE CONFIRMED WITH THE UTILITY PURVEYOR AND EXPOSED IN AREAS CRITICAL TO DESIGN FOR VERIFICATION.

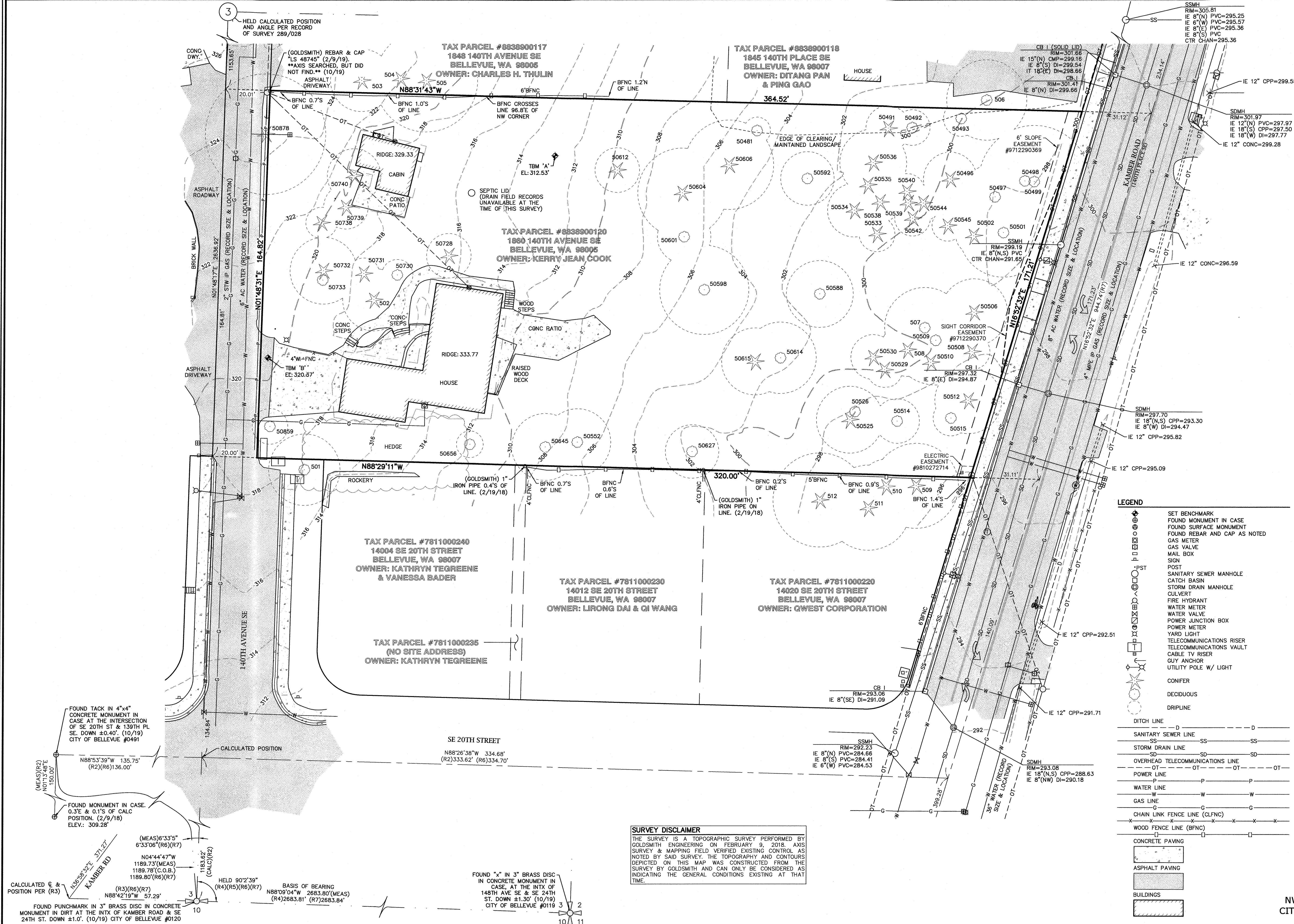
2' CONTOURS INTERVAL DERIVED FROM FIELD OBSERVATION BY THE GOLDSMITH ENGINEERING SURVEY.

THIS SURVEY MEETS UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR VERTICAL ACCURACY OF ONE HALF THE CONTOUR INTERVAL.

REFERENCES

- (R1) THE PLAT OF UPPER AND RENICK'S BELT LINE ADDITION TO SEATTLE RECORDED IN VOLUME 7 OF PLATS, PAGE 94 RECORDS OF KING COUNTY.
- (R2) THE PLAT OF SKYRIDGE RECORDED IN VOLUME 77 OF PLATS, PAGE 89 RECORDS OF KING COUNTY.
- (R3) THE PLAT OF HUNTER-LINDOR RECORDED IN VOLUME 257 OF PLATS, PAGES 38-42 UNDER RECORDING NUMBER 20110422000116.
- (R4) THE RECORD OF SURVEY RECORDED IN VOLUME 289, PAGE 28 UNDER RECORDING NUMBER 20120622900004.
- (R5) THE RECORD OF SURVEY RECORDED IN VOLUME 289, PAGE 80 UNDER RECORDING NUMBER 20120703900005.
- (R6) THE CITY OF BELLEVUE FINAL SHORT PLAT NO. 13-119711 LF RECORDED IN VOLUME 306, PAGES 146-148 UNDER RECORDING NUMBER 20140206900005.
- (R7) THE UNRECORDED BOUNDARY & TOPOGRAPHIC SURVEY FOR KERRY COOK BY GOLDSMITH ENGINEERING, JOB NO. 17345, SIGNED 2/9/18.

NW1/4, SE1/4, SEC.3, TWP.24N., RGE.5E., W.M. CITY OF BELLEVUE, KING COUNTY, WASHINGTON



FOUND TACK IN 4"x4" CONCRETE MONUMENT IN CASE AT THE INTERSECTION OF SE 20TH ST & 139TH PL SE, DOWN ±0.40' (10/19) CITY OF BELLEVUE #0491

FOUND MONUMENT IN CASE, 0.3'E & 0.1'S OF CALC POSITION, (2/9/18) ELEV.: 309.28'

FOUND PUNCHMARK IN 3" BRASS DISC IN CONCRETE MONUMENT IN DIRT AT THE INTX OF KAMBER ROAD & SE 24TH ST. DOWN ±1.0' (10/19) CITY OF BELLEVUE #0120

FOUND "x" IN 3" BRASS DISC IN CONCRETE MONUMENT IN CASE, AT THE INTX OF 145TH AVE SE & SE 24TH ST. DOWN ±1.30' (10/19) CITY OF BELLEVUE #0119

REV#	DESCRIPTION OF REVISION	DATE	BY
#1	ELIMINATED REMOVED TREES	1/17/2020	ARH
#2	UPDATE TREE DATA	1/29/2020	ARH
#3	UPDATE TREE DATA AND PARCEL AREA	1/30/2020	ARH
#4			
#5			

1/30/2020,ahubert,19182_C30

SURVEY DISCLAIMER

THE SURVEY IS A TOPOGRAPHIC SURVEY PERFORMED BY GOLDSMITH ENGINEERING ON FEBRUARY 9, 2018. AXIS SURVEY & MAPPING FIELD VERIFIED EXISTING CONTROL AS NOTED BY SAID SURVEY. THE TOPOGRAPHY AND CONTOURS DEPICTED ON THIS MAP WAS CONSTRUCTED FROM THE SURVEY BY GOLDSMITH AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.



Axis
Survey & Mapping
15241 NE 90TH ST
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700



TERRENE HOMES

2630 116TH AVE NE SUITE 200
BELLEVUE, WA
98004

TOPOGRAPHIC BOUNDARY SURVEY

OF

1840 140TH AVE SOUTHEAST

www.axismap.com

JOB NO.	DATE
19-182	11/5/19
DRAWN BY	CHECKED BY
ERM	ZLN
SCALE	SHEET
1" = 20'	1 OF 1

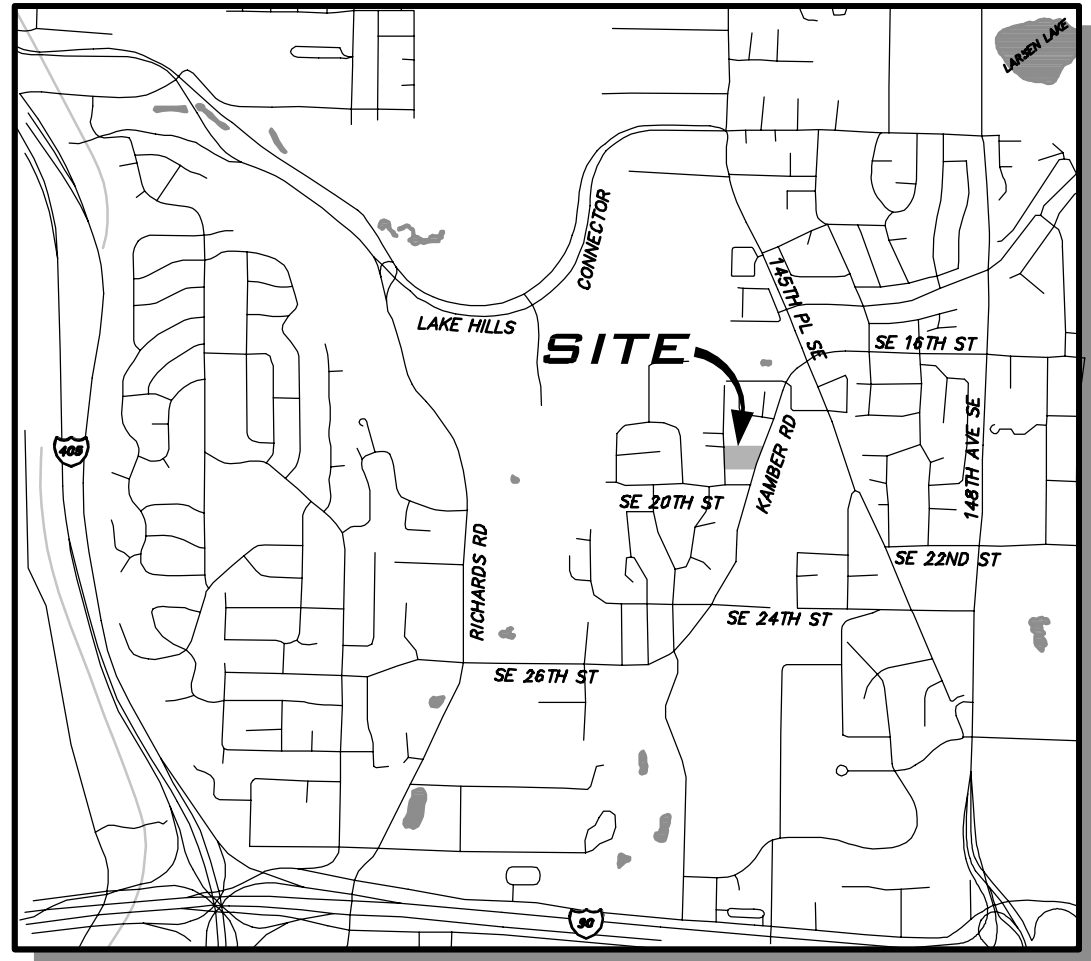
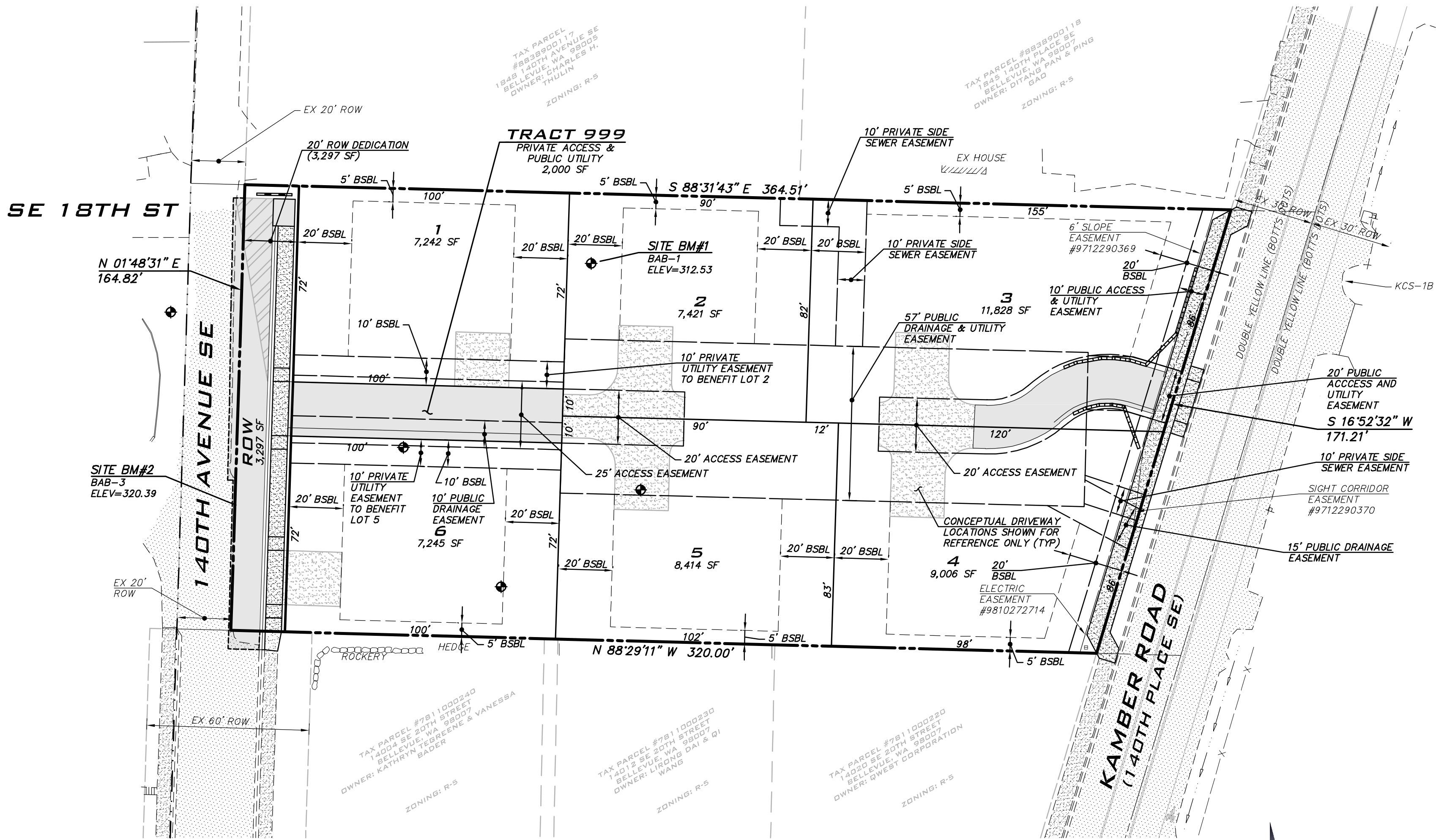
LEGAL DESCRIPTION

THAT PORTION OF TRACT 24, UPPER & RENICK'S BELT-LINE ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 94, IN KING COUNTY, LYING WESTERLY OF COUNTY ROAD NO. 1002.

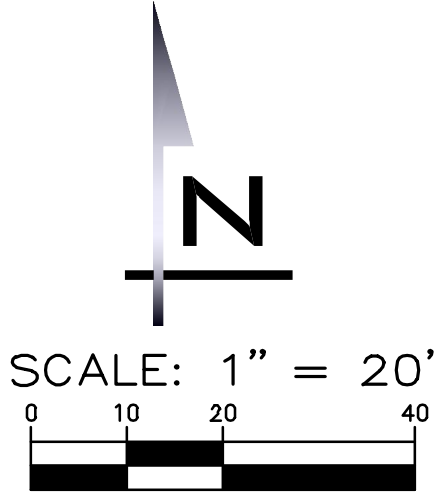
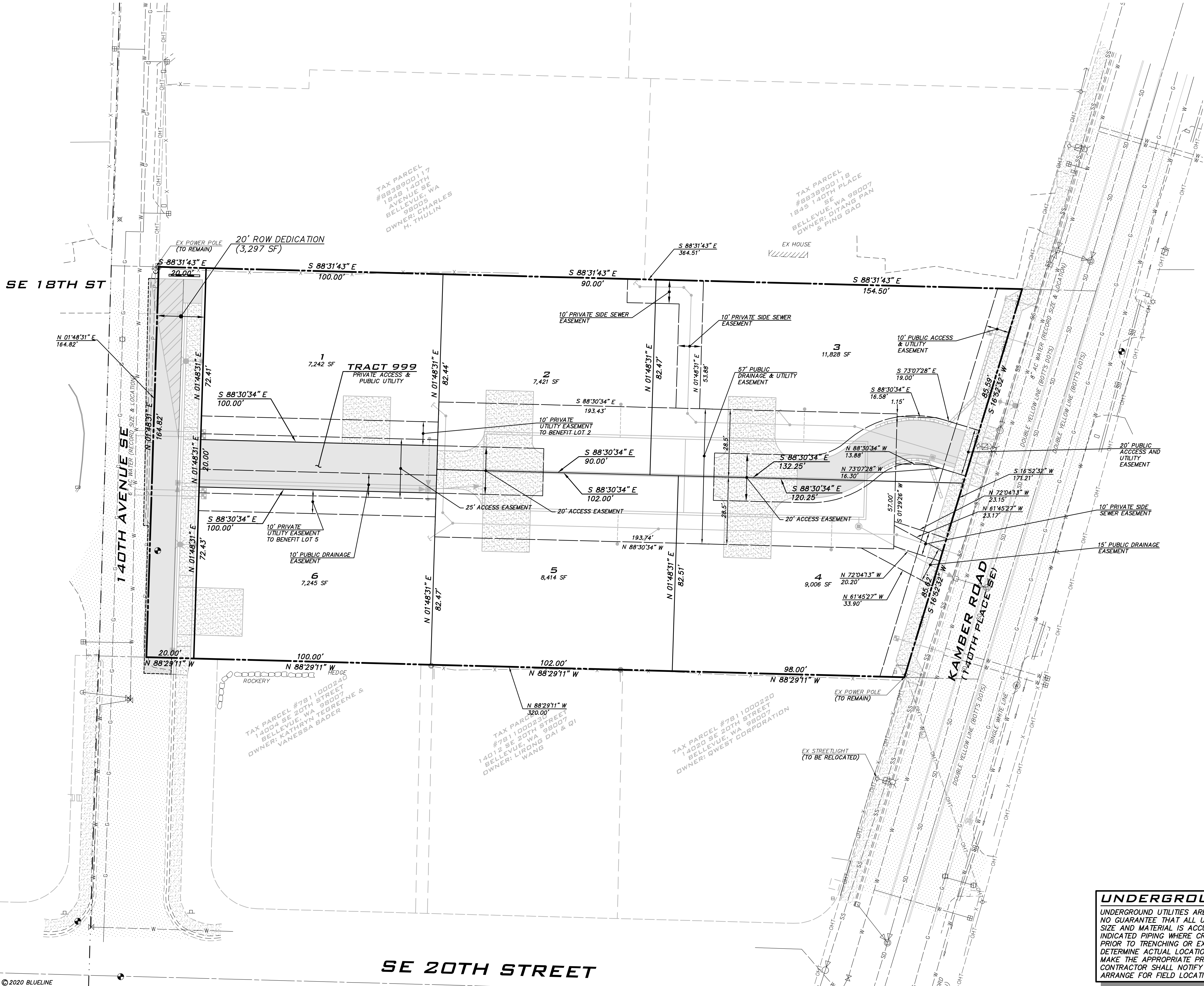
SURVEY NOTES

- HORIZONTAL DATUM: NAD 1983 /2011 NORTH ZONE BASED ON CITY OF BELLEVUE GPS SURVEY CONTROL. BOUNDARY INFORMATION SHOWN HEREON REFERENCED THE FOLLOWING SURVEY SOURCES:
 - SKYRIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77 OF PLATS, PAGE 89, RECORDS OF KING COUNTY, WASHINGTON.
 - UPPER & RENICK'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 94, RECORDS OF KING COUNTY, WASHINGTON.
 - RECORD OF SURVEY AS RECORDED IN VOLUME 289 OF SURVEYS, PAGE 80, RECORDS OF KING COUNTY, WASHINGTON.
 - RECORD OF SURVEY AS RECORDED IN VOLUME 289 OF SURVEYS, PAGE 28, RECORDS OF KING COUNTY, WASHINGTON.
 - CITY OF BELLEVUE SHORT PLAT NO. 13-1197711 LF, AS RECORDED UNDER RECORDING NO. 20140206900005, RECORDS OF KING COUNTY, WASHINGTON.
 - KING COUNTY ASSESSORS QUARTER SECTION MAP FOR THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 5 EAST.
 - CITY OF BELLEVUE SURVEY CONTROL DATABASE.
- BASIS OF POSITION: HELD THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 24 NORTH, RANGE 5 EAST, ALSO KNOWN AS CITY OF BELLEVUE SURVEY CONTROL POINT 0120 - A FOUND 4" X 4" CONCRETE MONUMENT WITH A 3" BRASS DISK WITH PUNCH STAMPED "KING COUNTY SURVEY" (NO CASE), DOWN 1.0 FEET BELOW NATURAL GROUND, LOCATED 42 FEET EAST OF THE INTERSECTION OF KAMBER ROAD AND SOUTHEAST 26TH STREET AND 4.5 FEET SOUTH OF WOODEN STAIRS FOR AN EAST/WEST PATHWAY (N 217.693.058, E 1314638.554 (GRID)).
- BASIS OF BEARING: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE SOUTHEAST CORNER OF SECTION 3, ALSO KNOWN AS CITY OF BELLEVUE CONTROL POINT #0119 - (A CONCRETE MONUMENT WITH "KING COUNTY SURVEY" STAMPED ON A BRASS CAP ALONG WITH THE SECTION, TOWNSHIP AND RANGE AT THE INTERSECTION OF 148TH AVENUE SOUTHEAST AND SOUTHEAST 24TH STREET), TO BE S 88°09'04" E (N 217606.4660, E 1317320.997 (GROUND)).
- USED CITY OF BELLEVUE GPS SURVEY CONTROL POINTS COB*0120 (N 217.693.058, E 1314638.554 GRID) AND COB*0491 (N 218878.7816 E 1314540.0935 (GROUND)) TO TIE TO THE SURVEY MONUMENTATION NOTED ABOVE. SEE MAP FOR LOCATION AND DESCRIPTION.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. GRID DISTANCES AND COORDINATES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.9999768614 WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE.
- VERTICAL DATUM: NAVD 1988
MASTER BENCH MARK: CITY OF BELLEVUE BENCH MARK NO. 547 - A FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS TACK IN CASE AT THE INTERSECTION OF SOUTHEAST 20TH STREET AND 139TH PLACE SOUTHEAST, DOWN 0.45 FEET. ELEVATION = 313.94 FEET.
SITE BM #1: GOLDSMITH SURVEY CONTROL POINT BAB*1 - A SET REBAR AND CAP 27 FEET SOUTH OF A 7 FOOT WOOD FENCERUNNING ALONG THE NORTH PROPERTY LINE AND 60 FEET EAST OF THE NORTHEAST HOUSE CORNER. ELEVATION = 312.53.
SITE BM#2: GOLDSMITH SURVEY CONTROL POINT BAB*3 - SET MAG NAIL WITH TAG IN ASPHALT 2.2 FEET WEST OF THE WEST EDGE OF CONCRETE DRIVEWAY, 9.0 FEET SOUTH OF THE NORTH EDGE OF DRIVEWAY AND 12 FEET SOUTHWEST OF A YARD ELEVATION = 320.39 FEET.
- THE FOLLOWING DECISIONS WERE MADE IN DETERMINING THE BOUNDARY SHOWN HEREON:
 - HELD THE CITY OF BELLEVUE SURVEY CONTROL DATABASE TO CALCULATE THE SOUTHEAST QUARTER SECTION 3.
 - HELD CITY OF BELLEVUE SHORT PLAT NO. 13-1197711 LF TO CALCULATE THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3 AND TO CALCULATE KAMBER ROAD (140TH PLACE SE).
 - CALCULATED THE NORTH PROPERTY LINE HOLDING THE RECORD OF SURVEY RECORDED IN VOLUME 289 OF SURVEYS, PAGE 28.
- MONUMENTATION NOTED AS FOUND WAS FIELD VISITED BETWEEN DECEMBER 11, 2017 AND JANUARY 23, 2018.
- SURVEY WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:
 - FIELD TRAVERSE AND / OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) POSITIONING SYSTEM SURVEY.
 - ELECTRONIC TOTAL STATIONS INCLUDING: TOPCON GPT 3005, TOPCON PS-103A, NIKON DTM-430, NIKON DTM-530 OR LEICA TC1P210+.
 - GNSS EQUIPMENT INCLUDING: TOPCON HIPER LITE PLUS AND / OR TOPCON GR-3.
 - ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.
- PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED ON DECEMBER 11, 2017 AND JANUARY 18, 2018 AND IS CURRENT TO THOSE DATES ONLY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITY PURVEYOR. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION. SEPTIC TANK AND DRAINFIELD LOCATION INFORMATION UNAVAILABLE AT THE TIME OF THIS SURVEY.
- THE LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 4209-2991056 DATED DECEMBER 29, 2017.

COOK PROPERTY
PRELIMINARY SHORT PLAT



SE 1/4 SEC 3, TWP 24N, RGE 5E, W.M.






BLUELINE

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE:
AS NOTED
PROJECT MANAGER:
TODD A. OBERG, PE
PROJECT ENGINEER:
YANNICK METS, PE
DESIGNER:
ALLEN BREWER
ISSUE DATE:
3/25/2020

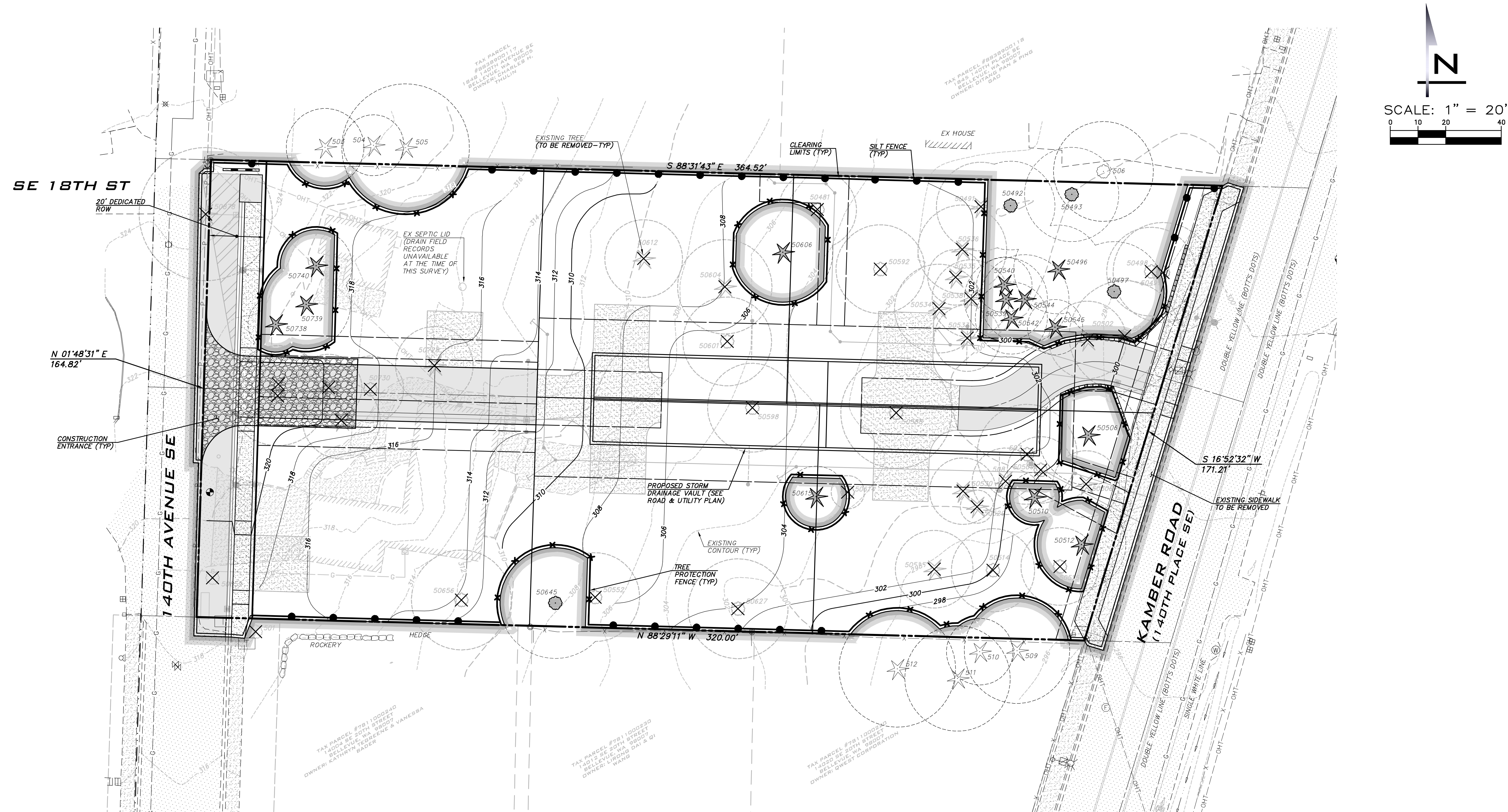
REVISIONS	
NO	DATE BY

PRELIMINARY SHORT PLAT
COOK PROPERTY
SHORT PLAT
PARCEL #8838900120
CITY OF BELLEVUE WASHINGTON



3/25/20
JOB NUMBER:
19-159
SHEET NAME:
SP-01
SHT **2** OF **8**

UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



AMENDED SOILS NOTE

AMENDED SOILS SHALL BE APPLIED TO ALL DISTURBED PEROUS AREA PER BMP 15.13.

EXISTING STRUCTURES NOTE

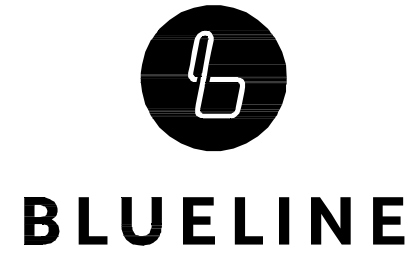
ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED.

GRADING QUANTITIES

CUT: 2,430 CY
FILL: 1,310 CY
NET: 1,120 CY (CUT)
QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.



25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUelineGROUP.COM

SCALE:

AS NOTED

PROJECT MANAGER:

TODD A. OBERG, PE

PROJECT ENGINEER:

YANNICK METS, PE

DESIGNER:

ALLEN BREWER

ISSUE DATE:

3/25/2020

NO	DATE	BY	REVISIONS	
			FIRST COMMENTS FROM CITY	DATE
1	2/20/20	LM		

PRELIMINARY CLEARING & GRADING PLAN

COOK PROPERTY

SHORT PLAT

PARCEL #8838900120

CITY OF BELLEVUE WASHINGTON



3/25/20

JOB NUMBER:

19-159

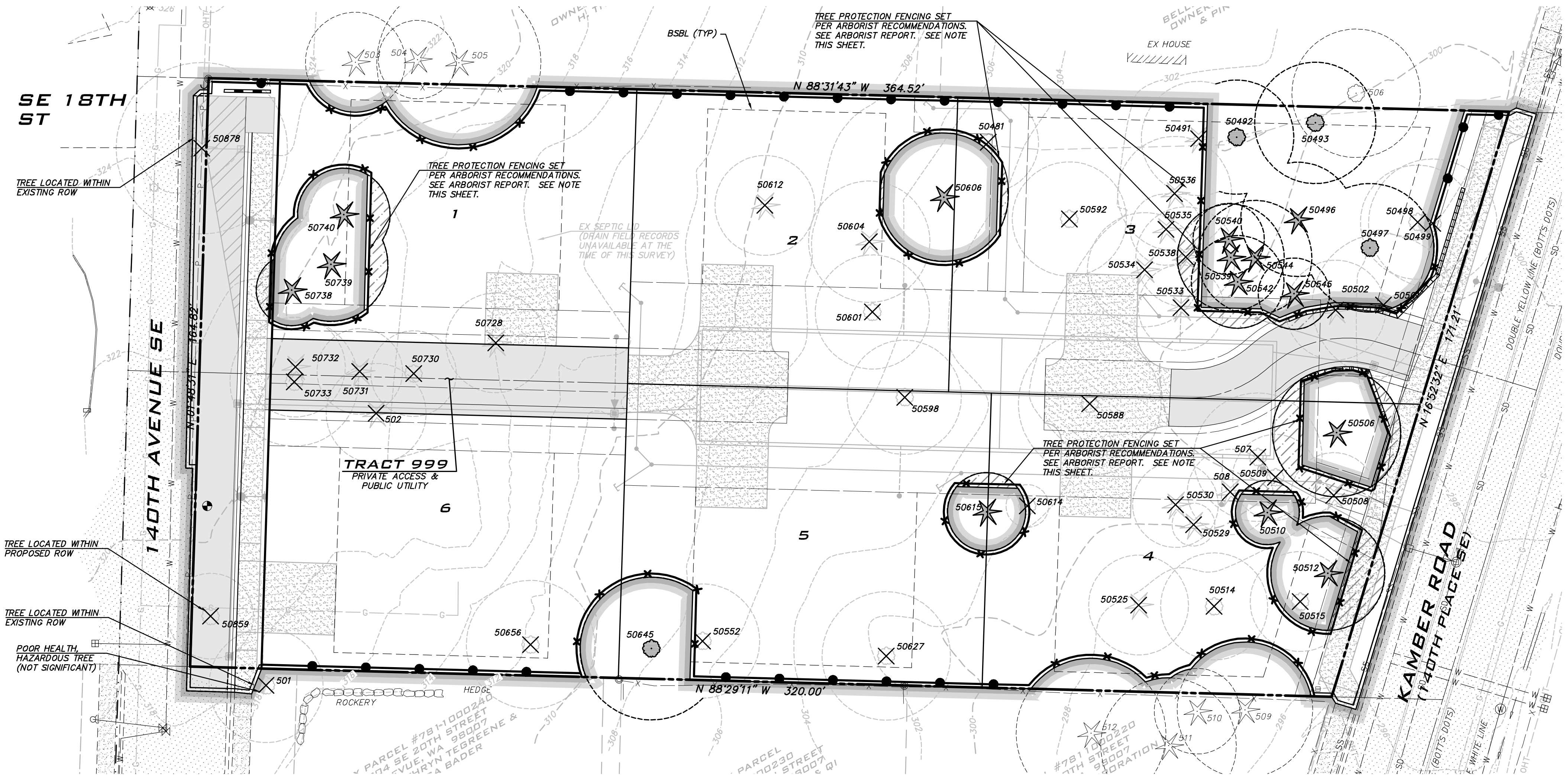
SHEET NAME:

GP-01

SHT 3 OF 8

Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in grove	Health	Defects/Comments	Proposed Action					Tree credits	Required maintenance					
									Action Item		Radius in feet									
									Variable	Non-variable & for improvements	N	W	E							
502	Hemlock	8	8	14			Fair	Dead wood, broken branches, previous top loss, thin canopy, typical of species	1	14	14	14	14	8						
507	Cottonwood**	18	18	18			Fair	Ivy @ root crown up to 80', dead wood, dead scaffold, low live crown ratio < 20%	1	18	18	18	18	9						
508	Douglas fir	10	10	12			Fair	Ivy @ root crown up to 70', thin canopy	1	12	12	12	12	10						
50481	Horse chestnut	8	8	14		Y	Fair	Moss and lichen, previous top loss @ 7'	1	7	14	14	14	8						
50491	Douglas fir	17	17	16			OK	Thin canopy, asymmetric canopy towards northwest, co-dominant canopy, typical of species	1	16	16	16	9	17						
50492	Silver maple	10	10	16			OK	Ivy @ root crown up to 40', suppressed canopy, dead wood, broken branches, typical of species	1	16	16	16	9	10						
50493	Sculter willow	12	12	17			Poor	Serpentine trunk, dead scaffold, dead wood, asymmetric canopy towards north	1	17	17	17	17	12	12					
50494	Douglas fir	21	21	16		Y	Fair	Ivy @ root crown up to 20', hanger, dead wood, broken branches, thin canopy, low live crown ratio < 20%	1	16	9	16	16	21	21					
50497	Silver maple	16	16	18			OK	Ivy @ root crown up to 70', moss and lichen, dead wood, broken branches	1	18	18	18	16	16	16					
50498	Cottonwood**	16	18	34	16		Poor*	Co-dominant leaders with included bark x2 @ root crown, failed @ 50' towards north	1	16	16	16	16	17						
50499	Cottonwood**	32	32	18			Fair	Lean towards east, asymmetric canopy towards east, typical of species, dead wood, broken branches	1	18	18	18	18	16						
50501	Cottonwood**	20	18	38	20		Fair	Co-dominant leaders with included bark x2 @ root crown, dead wood, dead scaffold, asymmetric canopy towards south, low live crown ratio < 20%	1	20	20	20	20	19						
50502	Douglas fir	14	14	14			Fair	Ivy @ root crown up to 40', previous top loss, elongated branches, low live crown ratio < 10%	1	14	14	14	14	14						
50506	Douglas fir	28	28	18		Y	Fair	Ivy @ root crown up to 70', dead wood, broken branches, hangers, asymmetric canopy towards east, previous top loss	1	18	9	14	11	28	28					
50508	Douglas fir	12	12	12			OK	Ivy @ root crown up to 40', thin canopy, interior dieback, dead wood, broken branches, self-corrected lean, moss and lichen	1	12	12	12	12	12						
50509	Cottonwood**	23	23	12			Fair	Ivy @ root crown up to 80', low live crown ratio < 10%, co-dominant canopy	1	12	12	12	12	12						
50510	Douglas fir	8	8	9			OK	Suppressed canopy, asymmetric canopy towards south, dead wood, broken branches, thin canopy, typical of species	1	5	9	9	9	8	8					
50512	Douglas fir	20	20	16			OK	Thin canopy, dominant canopy, typical of species	1	16	16	5	16	20	20					
50514	Horse chestnut	8	8	15			Fair	Lean towards south, suppressed canopy	1	15	15	15	15	8						
50515	Bitter cherry	11	11	14			Poor*	Mostly dead, suppressed canopy	1	14	14	14	14	11						
50525	Douglas fir	23	23	14			OK	Abnormal bark, shedding bark, carpenter ants bark only, woodpecker activity, thin canopy, elongated branches, previous top loss?	1	14	14	14	14	23						
50529	Douglas fir	10	10	6			Poor*	Ivy @ root crown up to top of tree	1	6	6	6	6	10						
50530	Douglas fir	15	15	12			Fair	Ivy @ root crown up to 70', asymmetric canopy towards west, dead wood, broken branches	1	12	12	12	12	15						
50533	Douglas fir	14	14	12		Y	Fair	Ivy @ root crown up to 50', co-dominant canopy, dead wood, broken branches, low live crown ratio < 15%	1	12	12	12	12	14						
50534	Douglas fir	13	13	16			Fair	Ivy @ root crown up to 60', asymmetric canopy towards southwest, dead wood, broken branches	1	16	16	16	16	13						
50535	Douglas fir	13	13	10			Poor*	Abnormal bark, shedding bark, popping bark, laminated root rot? Dead wood, broken branches, co-dominant canopy	1	10	10	10	10	13						
50536	Douglas fir	23	23	16		Y	Fair	Ivy @ root crown up to 40', moss and lichen, thin canopy, elongated branches, co-dominant canopy horizontal crack @ 5' towards north	1	16	16	16	16	23						
50538	Douglas fir	17	17	14		Y	Fair	Ivy @ root crown up to 50', co-dominant canopy, low live crown ratio < 20%, dead wood, broken branches, previous top loss?	1	14	14	14	14	17						
50539	Douglas fir	14	14	15		Y	Fair	Suppressed canopy, Ivy @ root crown up to 60', previous top loss, elongated branches, low live crown ratio < 10%	1	15	9	15	15	14	14					
50540	Douglas fir	9	9	10		Y	Fair	Ivy @ root crown up to 30', suppressed canopy, low live crown ratio < 20%, typical of species	1	10	8	10	10	9	9					
50542	Douglas fir	22	22	13		Y	Fair	Ivy @ root crown up to 60', co-dominant canopy, elongated branch, thin canopy, low live crown ratio < 20%, previous top loss?	1	13	11	13	8	22	22					
50544	Douglas fir	17	17	16		Y	Fair	Ivy @ root crown up to 40', co-dominant canopy, thin canopy, interior dieback, dead wood, broken branches, previous top loss? Laminated root rot? Asymmetric canopy towards east	1	16	16	16	16	17	17					
50545	Douglas fir	8	8	10		Y	Fair	Suppressed canopy, low live crown ratio < 10%	1	10	10	10	5.5	8	8					
50552	Mountain ash	11	11	16		Y	Fair	Ivy @ root crown up to 40', moss and lichen, dead wood, broken branches, moss and lichen, woodpecker activity, dead trunk	1	16	16	16	16	11						
50588	Silver maple	15	15	20			OK	Moss and lichen, debris over crown dead wood, broken branches, typical of species	1	20	20	20	20	15						
50592	Madrona	16	16	34	16		Fair	Co-dominant leaders with included bark x2 @ 3', cavity @ root crown up to 3' towards east, dead wood, typical of species, broken branches, dead scaffold	1	16	9.5	16	16	34						
50598	Madrona	22	22	16			Poor*	Large failure @ root crown up to 8'	1	16	16	16	16	22						
50601	Bigleaf maple	9	9	16			Fair	Previous top loss @ 22', dead wood, weak leaders	1	16	16	16	16	9						
50604	Douglas fir	17	17	17			OK	Low live crown ratio < 30%, interior dieback, previous top loss? Elongated branches, typical of species	1	17	17	17	17	17						
50606	Douglas fir	20	20	18			OK	Ivy @ root crown up to 25', co-dominant canopy, dead wood, broken branches, thin canopy, typical of species	1	18	17	18	18	20	20					
50612	Alaskan weeping cedar	15	11	30	14		OK	Co-dominant leaders with included bark x3 @ 2', free flowing sap, exposed roots, typical of species	1	14	14	14	14	30						
50614	Madrona	9	9	36	6		Poor*	Co-dominant leaders with included bark x4 @ root crown, mostly dead	1	6	6	6	6	36						
50615	Douglas fir	13	13	11			OK	Dominant canopy, previous Ivy @ root crown up to 50', typical of species, low live crown ratio < 10%	1	6	11	11	11	13	13					
50627	Bitter cherry	14	14	18			Fair	Gummosis, low live crown ratio < 30%, dead wood, broken branches, Ivy @ root crown up to 40'	1	18	18	18	18	14						
50645	Mountain ash	15	15	20		Y	Fair	Moss and lichen, Ivy @ root crown up to 60', decay @ root crown, dead wood, broken branches, moss and lichen	1	20	20	12	20	15	15					
50656	Madrona	6	7	13	18		Poor*	Co-dominant leaders with included bark x2 @ 3', large cavity @ root crown up to 4'	1	18	18	18	18	13						
50728	Western red cedar	23	23	14			Fair	Previous top loss @ 15', weak leaders, interior dieback	1	14	14	14	14	23						
50730	River birch	8	9	17	12		Poor*	Co-dominant leaders with included bark x2 @ root crown, dead tops, alive cavity	1	12	12	12	12	17						
50731	White pine	10	10	12			OK	Previous Ivy @ root crown up to 25', asymmetric canopy towards east, thin canopy, typical of species	1	12	12	12	12	10						
50732	Douglas fir	21	21	14			OK	Serpentine trunk, low live crown ratio < 20%, scraping wound @ 5' up to 7' towards east	1	14	14	14	14	21						
50733	Norway maple	9	9	18			Fair	Co-dominant canopy, dead wood, broken branches, typical of species	1	18	18	18	18	9						
50738	Incense cedar	9	9	10			OK	Ivy @ root crown up to 50', flagging, thin canopy, typical of species	1	10	6	10	10	9	9					
50739	Western red cedar	14	14	16		Y	Fair	Thin canopy, flagging, interior dieback	1	16	16	11	16	14	14					
50740	Western red cedar	18	18	13			OK	Thin canopy, exposed roots, self-corrected lean, typical of species	1	13	13	7	13	18	18					
* At trees in poor condition are considered to be a hazard once a target is built									18	36						844	274			
** IUCN 2020 Red Data Book (a) defines co-dominant as two or more trees of similar size																				

* All trees in poor condition are considered to be a hazard once a target is built.
** LUC 20.20.900 D. 2. (a) Alders and cottonwoods discounted by 5.



TREE LEGEND	
	EXISTING TREE TO BE REMOVED
	DRIP LINE
	EXISTING TREE TO REMAIN
	LOD (LIMITS OF DISTURBANCE)
	EXISTING OFF-SITE TREE
	EXISTING TREE IN POOR HEALTH

LEGEND	
	ENCROACHMENT INTO DRIPLINE

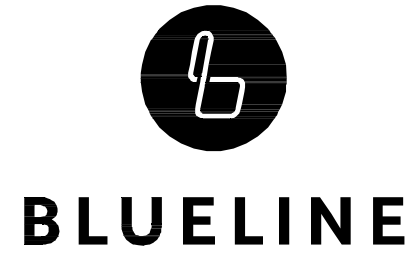
Tree Density Calculation	
Total number of significant trees	54
Total number of retained trees proposed	18
Total number of tree credits	844
Required tree density: 844 X .30	253
Retained tree density	274
Required mitigation	0

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NOTE

ARBORIST TO BE ONSITE TO VERIFY ANY PROPOSED EXCAVATION WITHIN THE DRIPLINES. THESE AREAS ARE IDENTIFIED BY HATCHING ON THIS SHEET.



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SCALE:
AS NOTED

PROJECT MANAGER:
TODD A. OBERG, PE

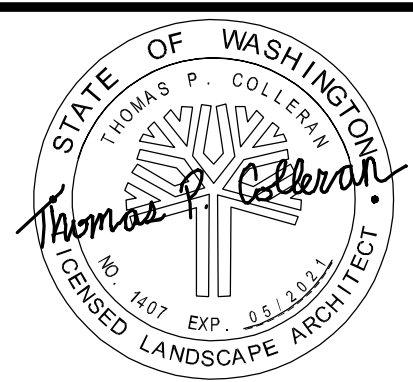
PROJECT ENGINEER:
YANNICK METS, PE

DESIGNER:
ALLEN BREWER

ISSUE DATE:
3/26/2020

REVISIONS		FIRST COMMENTS FROM CITY	
NO	DATE	BY	DATE
1	2/20/20		

TREE RETENTION PLAN
COOK PROPERTY
SHORT PLAT
PARCEL #8838900120
CITY OF BELLEVUE WASHINGTON



3/25/20

JOB NUMBER:

19-159

SHEET NAME:

TR-01

SHT 7 OF 8